

DECK REQUIREMENTS

Is a building permit required?

Yes, a building permit is required to construct either a covered deck (regardless of the height above grade) or an uncovered deck more than 30" above ground level. Applications may be submitted to the Building Services Department 300 West Ash, room 201 from 8 to 5 weekdays.

What should the building plans show?

1. Pier size and location.
2. Size of material of posts, beams and joists.
3. Size, height and spacing of guardrails and spindles.
4. Indicate whether or not the deck will be covered and if so, the materials used. For example, wood trusses and composition shingles.

What should be shown on the site plan?

1. Property address and legal description.
2. Property dimensions.
3. All easements on the property.
4. Location of all permanent structures.
5. The location of the deck, including the distance from all property lines. (Note whether deck will be covered)

Building plans should be drawn to scale. Normal scaling is ¼" per foot for the building plan and 1"=20' or 1"=30' for the site plans.

Building Regulations

The following list includes most of the building code and land use regulations for decks.

1. All covered decks must maintain the same setbacks as the primary structure- typically 7.5' sideyard and 25' rear yard. Uncovered decks must maintain a 3' sideyard setback. No decks may be built in a drainage or utility easement.
2. Footings and piers must extend 30" below grade and bear on undisturbed soil.
3. A guardrail is required when the deck is more than 30" above grade.
4. One square foot of footing or pier is necessary for each 40 square feet of deck.
5. Handrails are required on at least one side of stairs and all open sides. Handrails are not required if there are less than four risers in the set of stairs.
6. Guardrails and stair railings shall have intermediate rails, or an ornamental pattern, close enough so that a 4" ball cannot pass through them.
7. Stairs shall have a maximum rise of 8" and a minimum step of 9" with a handrail of 34" to 38" above the nosing of the step.